


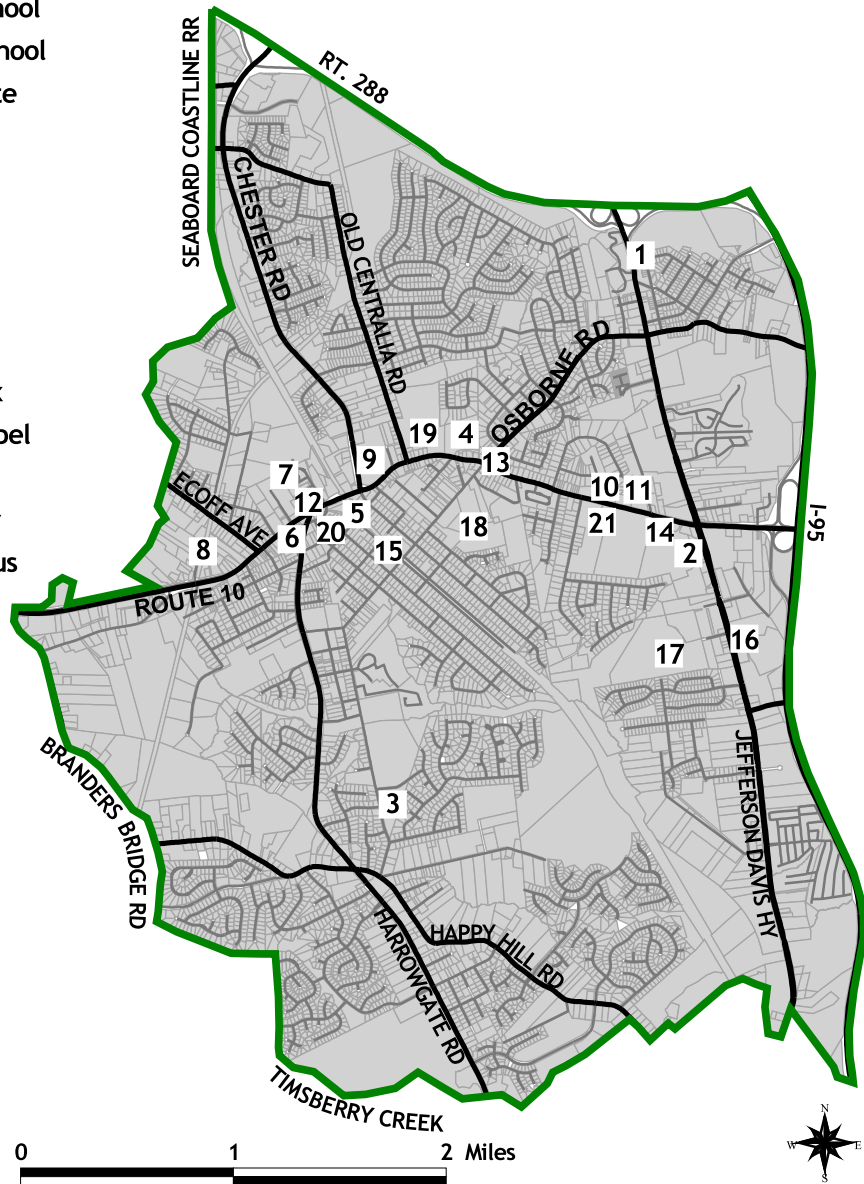


Chester

Chester Features

- 1 Bensley-Bermuda Rescue Squad
 - 2 Breckenridge Shopping Center
 - 3 C.C. Wells Elementary School
 - 4 C.E. Curtis Elementary School
 - 5 Chester Collegiate Institute
 - 6 Chester Fire Station
 - 7 Chester Library
 - 8 Chester Linear Park
 - 9 Chester Middle School
 - 10 Chester Police Station
 - 11 Chester Post Office
 - 12 Chester Post Office Annex
 - 13 Chester Presbyterian Chapel
 - 14 Dutch Gap Fire Station
 - 15 Historic Village of Chester
 - 16 John Tyler Chester Campus
 - 17 Lowes Soccer Complex
 - 18 Oakden House
 - 19 Thomas Dale High School
 - 20 Tyler House
 - 21 Yellow House
-  Major Roads
 Streets
 Parcels



Chester Community Profile

(All data is for 2001 unless noted otherwise)



Challenges (see notes on pages 71-72)

- High EMS call rate: .09 calls per capita

Community Characteristics

- Rapid multi-family housing growth: +7%
- Low rate of home-based businesses: .02 per capita



Chester Presbyterian Church
Built 1878



Chester Library



Chester Middle School

Chester Community Summary

POPULATION	YEARS	MEASURE	CHESTER	COUNTYWIDE
Average Annual Growth	1990-2002	% Increase	2.8%	2.49%
Projected Annual Growth	2002-2008	% Increase	2.1%	2.1%
HOUSING				
Density	2001	Units/Acre	.79	.37
Multi-Family Units	2001	% of All Units	13.4%	15.1%
Owner Occupied Houses	2001	% of All Units	88.2%	88%
Renter Occupied Houses	2001	% of All Units	11.8%	12%
Median Age of Houses	2001	Years	16	18
Median House Size	2001	Square Feet	1795	1774
Single Family Housing Turnover	2001	% of All Units	11.02%	9.99%
Maintenance and Reinvestment	2001	\$ / Unit	\$280	\$224
Residential Code Complaints	2001	Per Capita	.0067	.0075
Single Family Housing Growth	2001	% Increase	2.7%	2.4%
Multi-Family Housing Growth	2001	% Increase	7%	4.5%
Overall Housing Growth	2001	% Increase	3.3%	3%
Development Potential	2001	New Units	3096	45,328
Resale Housing Sales Prices	2001	Median	\$132,000	\$129,950
New vs. Resale Housing Sales Prices	2001	% Difference	133%	139%
Annual Assessment Trends	1997-2001	% Increase	4.61%	4.48%
Assessment Trends	2000-2001	% Increase	5.67%	5.85%
PUBLIC SAFETY				
Police Calls For Service	2001	Per Capita	.5786	.4800
Group A Crime Incidents	2001	Per Capita	.0774	.0613
Violent Crime Incidents	2001	Per Capita	.0164	.0126
Property Crime Incidents	2001	Per Capita	.0390	.0293
Quality of Life Crime Incidents	2001	Per Capita	.0179	.0165
Persons on Probation	2001	Per Capita	.0090	.0069
EMS Calls For Service	2001	Per Capita	.0855	.0668
PUBLIC SCHOOLS				
Public School Enrollment	2001	% of Population	19.2%	18.4%
BUSINESSES				
Business Licenses Issued	2001	Per Capita	.0541	.0587
Home-Based Businesses	2001	Per Capita	.0229	.0282
COMMUNITY LIFE				
Organizations	2001	Per Capita	.0019	.0018